GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Municipal Administration & Urban Development Department – Narasaraopeta Municipality – Change of Land use from Residential use to Commercial use in Sy.No.1533/2, Block No.2/25, and in D.No.13-4-8, East side of Sri Krishna Chithalaya Theatre, Kotappakonda road to an extent of 1772.06 sq.mts. (out of total site 2029.61 sq.mts.) – Draft Variation – Confirmation Orders – Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No.257 **Dated:26.11.2015**

Read the following:-

1. From the Director of Town and Country Planning, Andhra Pradesh, Hyderabad, Lr.Roc.No.3542/2014/G, dated:6.1.2015.
2. Government Memo No.339-H1/2015, MA&UD (H1) Department, dated:20.04.2015.
3. From the Director of Town and Country Planning, Andhra Pradesh, Hyderabad, Lr.Roc.No.3542/2014/G, dated:3.7.2015.
4. Government Memo No.11411/I2/2011, MA&UD (I2) Department, dated:30.06.2012.
5. Government Memo No.339/H1/2015, MA&UD (H1) Department, Dated:26.08.2015.
6. Andhra Pradesh Gazette No.207, dated:02.09.2015.
7. From the Director of Town & Country Planning, Andhra Pradesh, Hyderabad, Letter.Roc.No.3542/2014/G, dated:04.11.2015.

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ORDER:

The draft variation to the land envisaged in General Town Planning Scheme, the Master Plan of Narasaraopeta, issued in reference 5th read above, was published in Extraordinary Andhra Pradesh Gazette No.207, Dt:02.09.2015. The Director of Town & Country Planning, Andhra Pradesh, Hyderabad in the reference 7th read above has informed that the Commissioner, Narasaraopeta Municipality has published the draft variation notification in two Daily News papers i.e., one in Vartha in Telugu version and one in The Hindu in English version. On publication of notification, no suggestions / objections received from the public within the stipulated time and also informed that the applicant has paid an amount of Rs.20,500/- towards Development charges. Hence, the draft variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Hyderabad.
The Director Town and Country Planning, Andhra Pradesh, Hyderabad.
The Municipal Commissioner, Narasaraopeta Municipality, Guntur District.
Copy to:
The individual through the Municipal Commissioner, Narasaraopeta Municipality, Guntur District.
The District Collector, Guntur District.
The Regional Deputy Director of Town Planning, Guntur.

// FORWARDED :: BY :: ORDER //

SECTION OFFICER

(P.T.O.)

APPENDIX
NOTIFICATION

The following variation to the land use envisaged in the General Town Planning Scheme, the Master Plan of Narasaraopeta which was sanctioned in G.O.Ms.No.489 M.A., dated:07.08.1993, is proposed in exercise of the powers conferred by clause (a) under sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site falling in Sy.No.1533/2, Block No.2/25, Door No.13-4-8, East side of Srikrishna Chithralaya Theatre, Kotappakonda Road. The boundaries of which are given in the schedule below, which is presently earmarked for Residential Use in the General Town Planning Scheme (Master Plan) of Narasaraopeta Town, sanctioned in G.O.Ms.No.489 M.A., dated:07.08.1993 is now designated for Commercial use by variation of change of land use, as marked A-B-C-D in the revised part proposed land use Map in GTP No.04/2015/G(C.No.3542/2014/G), available in Municipal Office, Narasaraopeta Town **subject to the following conditions namely:-**

1. The Commissioner, Narasaraopeta Municipality shall insist the applicant to pay 14% open space charges in addition to other fesses towards site approval.
2. The Commissioner, Narasaraopeta Municipality shall remove the existing encroachment of compound wall area in the right of way of 12.00 M wide abutting to the proposed site as per the report of RDDTP, Guntur, dt:28.11.2014.
3. The Municipal Commissioner, Narasaraopeta Municipality shall not permit any construction of building / development without technical approval from the competent authority.
4. The applicant shall pay Development charges as per G.O.Ms.No.158 Dated: 22.03.1996 to the Municipality.
5. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
6. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
7. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
8. The change of land use shall not be used as the proof of any title of the land.
9. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
10. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Existing 12.00 M wide Road Chilakaluripeta Road
East	:	Property of V.V.Venkateswara Pavan (Applicant site)
South	:	Others property of Godowns(Bathula Nageswara Rao)
West	:	Sri Krishna Chaitanya Theatre & Shopping Complex of M.Pedaiah and Utukuru Venkaiah property

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER